

City of Scottsbluff, Nebraska

Monday, June 6, 2016

Regular Meeting

Item Pub. Hear.2

Council to conduct a public hearing at 6:05 p.m. to consider the Redevelopment Plan for the Five 22 Developing LLC housing development located at lots 1-10, and lots 13-23, Rosenberger Addition located on Ave. G between West Overland and 11th Street.

Staff Contact: John L. Selzer, Deputy City Attorney

MEMORANDUM

TO: Scottsbluff Community Redevelopment Authority
FROM: John Selzer and Rick Ediger of Simmons Olsen Law Firm
DATE: May 31, 2016
RE: Five 22 Developing Redevelopment Plan

We have created a Redevelopment Plan ("Plan") using the information submitted to the City in a TIF Application by Five 22 Developing, LLC (the "Redeveloper"). This is the Plan for housing on Avenue G between West Overland and West 11th Streets. The figures and estimates in the Plan are those provided by the Redeveloper in the Application.

The technical planning of the housing development is very preliminary. The Redeveloper is also currently working on other financing for the project. The Redeveloper has not wanted to incur the additional expenses prior to approval of tax increment financing. We believe that a plan of this nature can be approved in this preliminary state. City staff will then work with the Redeveloper to create a redevelopment contract to incorporate City standards and requirements. The redevelopment contract may also require security for completion of the public improvements for the Plan. The redevelopment contract will be reviewed and approved by the CRA.

The CRA can modify or approve modifications to a redevelopment plan at any time. After initial approval of the plan by the City Council, only substantial modifications require subsequent approval by the City Council.

The timing of the Plan may change from what is initially set forth in the Redeveloper's Application. Because of fire safety issues, Avenue G may need to be constructed prior to any houses being occupied. This may delay commencement of the project until 2017. Again, this is a variable which can be modified after initial plan approval.

CITY OF SCOTTSBLUFF

Five 22 Developing, LLC Housing Redevelopment Plan

1. Introduction

Five 22 Developing, LLC (the “Redeveloper”) has submitted an Application for Tax Increment Financing (the “Application”), which is the basis of this Redevelopment Plan (“Plan”), to the City of Scottsbluff City Council (the “City”), the City of Scottsbluff Planning Commission (“Planning Commission”), and the City of Scottsbluff Community Redevelopment Authority (the “CRA”), pursuant to the Nebraska Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.* The Application is made part of and incorporated in this Plan by this reference.

The City has declared blighted and substandard the Project Site (as defined later in this Plan), which consists of 21 residential lots on each side of Avenue G between West Overland and West 11th Street. Under this Plan, the Redeveloper proposes to acquire the lots on the Project Site and construct single family homes on each lot (the “Project”). The Project will also include the construction of Avenue G and adjacent sidewalks between West Overland and West 11th Street. Full development of this area will require the joint effort and cooperation of the City and private developers. The Redeveloper is requesting tax increment financing for certain eligible costs and expenses related to the Project.

2. Statutory Elements (NEB. REV. STAT. §§ 18-2103(13) and 18-2111)

- A. *Boundaries of the Project Site:*** An aerial map of the “Project Site” is attached to the Application. The Project Site consists of Lots 1-10 and 13-23 Rosenbergers Addition. The Project Site also entails the Avenue G right of way between the lots on the Project Site.
- B. *Existing Uses and Condition:*** The Project Site is currently undeveloped, vacant land. Avenue G on the Project Site is unpaved. The Project Site has been platted and is zoned R-1a (single family-medium density).
- C. *Land Acquisition:*** The Redeveloper will acquire the lots in the Project Site prior to the development of the Project Site.
- D. *Demolition and Removal of Structures:*** The Project Site is currently undeveloped, vacant land, and thus no demolition or removal of structures is required under the Plan.
- E. *Land Uses, Land Coverage, and Building Intensities:*** Each lot will consist of a single family home. Lots 1 through 10 and 14 are 6000 square feet (50’ x 110’) and Lots 13 and 15 through 23 are 6050 square feet (55’ x 120’). The Redevelopers propose to build homes with approximately 1100 to 1275 square feet of living area with additional land coverage for patio and garages (for a total land coverage between 1600 square feet and 2300 square feet).

- F. *Site Plan:*** Proposed site plans for the individual lots, showing building set-backs, are attached to the Application. Also attached to the Application are potential floor plans for the houses.
- G. *Population Densities:*** The Plan contemplates an increase in population density in the Project Site from zero to a single person or single family in each of the 21 developed lots.
- H. *Changes to Zoning, Street Layouts, Building Codes, and Ordinances:*** No changes to zoning, street layouts, building codes, or ordinance are contemplated by the Plan.
- I. *Additional Public Facilities and Utilities/Street Layouts and Grades:*** The Plan will include the completion of Avenue G along with curb, gutter, and sidewalk in the current public right of way.
- 3. Conformity to General Plan of the City (NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a)).**

The Planning Commission, City, and CRA are all tasked with determining whether this Plan conforms to the general plan for the development of the City as a whole. NEB. REV. STAT. §§ 18-2112, 18-2113(1), and 18-2116(1)(a).

At a joint meeting of the City, Planning Commission, and CRA on March 14, 2016, the 2016 Scottsbluff Comprehensive Plan (the “Comprehensive Plan”) was adopted.

The Project Site falls in the residential classification of the “Southwest” neighborhood on the Future Land Use Map (pgs. 23 and 24 of the Comprehensive Plan). The Comprehensive Plan (at pgs. 34-35) includes the following themes and principles for the Southwest residential neighborhoods:

- Housing that supports a thriving workforce (Theme 1).
- Small town neighborhood feel (Theme 2).
- Clean, safe neighborhoods (Theme 3).
- Encourage infill development through mitigation of blighted properties and incentives-prepare sits to respond to market demand (Principle 6.c).
- Continue traditional neighborhood style of homes, streets, and sidewalks in residential areas (Principle 8.c).

This Plan conforms to and furthers the above themes and principles from the Comprehensive Plan.

4. Proposed Financing

▪ ***Tax Increment Financing.***

The Redeveloper is requesting tax increment financing to pay for statutorily eligible expenses, to the extent such funds are available. The tax increment financing will be generated from the increased property taxes to be paid on the Project Site after development. The amount of the available proceeds from tax increment financing is estimated at approximately \$500,410.00, (including capitalized interest), calculated as follows:

Current Assessed Value:

Land:	\$ 68,310.00	
Building/Improvements	<u>\$ 0.00</u>	
Total		\$ 68,310.00

Estimated Value after Completion

Land:	\$ 105,000.00 (\$5,000 x 21)
Building:	<u>\$2,415,000.00</u> (\$115,000 x 21)
Total	<u>\$2,520,000.00</u>

Increment Value:	\$2,451,690.00
Multiplied by approximate 2% levy	x 0.02
Annual TIF Generated (Rounded)	\$ 49,034.00
Multiplied by 14 years*	<u>x 14</u>
	\$ 686,476.00
Plus Partial Completion (10 Lots in Year 1)*	<u>\$ 23,350.00</u>
Estimated TIF Proceeds Available:	<u>\$ 709,826.00</u>
TIF Bond (at 4% Interest) Rounded)**	<u>\$ 500,410.00</u>

*The Redeveloper proposes to build 10 lots in the first year and the remaining 11 lots in the second year.

**This estimated amount, reduced to present value, will support a tax increment financing bond of approximately \$500,000.00 based on an interest rate of 4%.

All of the above figures are estimates and assumptions including expectations as to the completion of the Project and valuations suggested by the Redeveloper, which may alter substantially and materially. Tax increment financing will be subject to the negotiation and execution of a Redevelopment Contract which will incorporate City development standards and requirements into the Plan.

Because the Plan proposes the use of tax increment financing, the City must find: the Plan would not be economically feasible without the use of tax increment financing; the Project would not occur in the blighted and substandard area without the use of tax increment financing; and the costs and benefits of the Project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services have been analyzed and been found to be in the long term best interest of the community. NEB. REV. STAT. § 18-2116(1)(b).

The Redevelopers have certified in the Application that the Project will not be feasible and will not happen without the use of tax increment financing. Below are the portions of the project, and estimated costs, which the Redeveloper proposes to be paid for with increment financing:

<u>Description</u>	<u>Estimated Cost</u>
Site Acquisition	\$105,000.00
Site Preparation	\$ 25,200.00
Avenue G and Sidewalk	\$340,106.25
Alley Prep and approach	\$ 24,000.00
Landscaping	\$ 42,000.00
Utility Infrastructure	\$252,000.00
<u>Plan Preparation/Legal</u>	<u>\$ 5,000.00</u>
TOTAL	\$793,306.25

▪ ***Private Borrowing***

Funds from tax increment financing will not be sufficient to cover the entire amount of the eligible expenses set forth above and thus the excess will be paid by the Redeveloper. Moreover, the Redeveloper will make a substantial private investment in the private improvements. Please see the cost-benefit analysis in the next section for a breakdown of the source and use of Project funds, as well as the other costs and benefits of the Project.

*Please note that all of the figures in this Plan are estimates.

5. Cost-Benefit Analysis (NEB. REV. STAT. §§ 18-2113(2); NEB. REV. STAT. § 18-2116(1)(b)).

The CRA and City are required to conduct a cost-benefit analysis for redevelopment plans including the use of tax increment financing. NEB. REV. STAT. §§ 18-2113(2) and 18-2116(1)(b).

A. *Project Sources/Use of Funds:* As shown in the previous section, an estimated \$500,410.00 from tax increment financing is available for this Project. This public investment will leverage approximately \$3,764,496.5 in private sector investment; a private investment of almost \$7.52 for every TIF dollar invested.

Below is a breakdown of estimated costs and expenses of the Project and the use of funds for each:

<u>Description</u>	<u>TIF Funds</u>	<u>Private Funds</u>	<u>Total</u>
Site Acquisition	\$105,000.00		\$ 105,000.00
Site Preparation	\$ 25,200.00		\$ 25,200.00
Avenue G and Sidewalk	\$340,106.25		\$ 340,106.25
Alley Prep and approach	\$ 24,000.00		\$ 24,000.00
Landscaping	\$ 42,000.00		\$ 42,000.00
Utility Infrastructure	\$252,000.00		\$ 252,000.00
Plan Preparation/Legal	\$ 5,000.00		\$ 5,000.00
General Construction		\$3,057,600.00	\$3,057,600.00
Plumbing		\$ 108,000.00	\$ 108,000.00
HVAC		\$ 90,000.00	\$ 90,000.00
Electrical		\$ 90,000.00	\$ 90,000.00
Drywall		\$ 126,000.00	\$ 126,000.00
Subtotal	\$793,306.25	\$3,471,600.00	\$4,264,906.25
<u>Adj. for shortfall in TIF Funds:</u>	<u>\$(292,896.25)</u>	<u>\$ 292,896.25</u>	<u>\$ 0.00</u>
<u>Total</u>	<u>\$ 500,410.00</u>	<u>\$3,764,496.25</u>	<u>\$4,264,906.25</u>

B. *Tax Revenues and Tax Shifts.* As shown in the previous section, the Project Site has a current value of \$68,310.00. This will result in an annual real property tax of approximately \$1,500. This will be available to the local taxing jurisdictions regardless of the tax increment financing. The local taxing jurisdictions are the City, Scotts Bluff County, Scottsbluff Public Schools, WNCC, ESU 13, and North Platte NRD. It is anticipated that the assessed value will increase by \$2,451,690.00 as a result of the redevelopment. This development will result in an estimated tax increase of approximately \$49,000.00 annually. This tax increment will not be available to local taxing jurisdictions for 15 years, but will be used to reimburse the redeveloper for the eligible development costs (with capitalized interest) necessary for the Project, as set forth above.

- C. *Public Infrastructure and Community Public Service Needs.*** The development of the Project Site will include the construction of Avenue G and sidewalks from West Overland to West 11th Street.
- D. *Employment Within the Project Area.*** There are no employers within the Project Site.
- E. *Employment in the City Outside the Project Area.*** This Project will provide additional housing with a price of approximately \$150,000.00 which will have a positive impact on employers in the City.
- F. *Other Impacts.*** None

APPLICATION FOR TAX INCREMENT FINANCING

1. Five 22 Developing, LLC

Stephen Adams and Lynette Adams
180304 County Road B
Mitchell, NE 69357
(308) 765-0124
(308) 672-7447
sadams930@gmail.com
nette_adams@yahoo.com

John Adams and Brenda Adams
30746 Hwy 71
Scottsbluff, NE 69361
(308) 631-7126
(308) 641-4189

2. The lots to be developed are located on Avenue G in Scottsbluff, south of West Overland, north of 11th. Lots 1-10 and 13-23 map and parcel numbers attached.
3. The current condition of these lots has been deemed blighted and substandard. The lots are vacant and Avenue G is unpaved.
4. We have a written purchase agreement with the current owner of the aforementioned lots.
5. Redevelopment plan of the project site:
 - A. The lots will all be single family residential. There are currently no structures on the project site needing demolished.
 - B. Each lot will contain one single family home.
 - C. Population densities for projected site will remain average for neighborhood.
 - D. No changes are proposed for zoning, street layouts, building codes, or ordinances.
 - E. Not intended to be a planned subdivision
 - F. No additional public facilities or utilities are required after redevelopment.
 - G. No employment within the project site before and after redevelopment.
6. Itemized estimated project costs:

A. Land Acquisition:	\$105,000
B. Site development:	
a) Street & sidewalk	\$340,106.25
b) Dirt work fill & grading	\$25,200

c) Alley prep and approach	\$24,000
d) Landscaping	\$42,000
e) Utility infrastructure	\$252,000
C. Building Costs:	
a) General construction	\$3,057,600
b) Plumbing	\$108,000
c) HVAC	\$90,000
d) Electrical	\$90,000
e) Drywall	\$126,000
D. Architectural and Engineering Fees:	\$
E. Legal Fees:	\$
F. Financing Costs:	\$
G. Broker Costs:	\$
H. Contingencies:	\$
I. Other:	\$
TOTAL:	\$4,259,906.25

7. Names and addresses of architects, engineers, and contractors will be available closer to beginning construction date.

8. Valuation of the project site:

A. Total assessed value at completion:	\$2,520,000
B. Latest property valuation:	\$68,310

9. Itemized projected source of financing for the Project

A. Equity:	\$
B. Bank Loan:	\$contingent on TIF
C. Tax Increment Financing	\$788,306.25
D. Other:	\$

10. Project Schedule.

A. Expected acquisition date:	contingent on availability of funds
B. Demolition start date:	Not applicable
C. Construction start date:	summer 2016
D. Construction completion date:	2019

11. No involvement in any other municipality within the last five years.

12. Tax Increment Financing Request:

A. Requesting \$788,306.25 for the redevelopment of 21 blighted and substandard lots located on Ave. G in Scottsbluff. The proposed housing project on West Overland and Avenue G is designed to meet the needs of the demographic within the Scottsbluff region. Worker recruitment and worker retention surveys have consistently shown a need for entry-level or young single-family available homes that would fall within the price range of \$150,000. This project will

initially plan on 6-8 homes of approximately 1200 ft.² with a three-bedroom two-bath design. In order to make this a successful housing development project TIF assistantship is critical. The cost of developing streets, curbs and utility infrastructure is a cost component that makes entry-level homes virtually impossible to keep on a cost-efficient profitable margin. In order to provide quality housing units in the price range as described above, it is critical to have the quality streets, curbs, alleys and utility infrastructure accepted as part of the funding service that should be provided within a TIF contract.

- B. Project cannot be completed without Tax Increment funding.
- C. Have not filed an application to receive tax incentives.



Stephen Adams



Lynette Adams



John Adams



Brenda Adams



May 4, 2016

Stephen & Lynette Adams
180304 CR B
Mitchell, NE 69357

To Whom It May Concern:

Let this letter show, on behalf of Stephen and Lynette Adams that Great Western Bank intends to proceed with financing for planned Single Family Residence project located at 1101 Ave G, Scottsbluff, NE, or LOTS 1-10 & 13-23 ROSENBERGER ADDITION. Final approval for financing is pending results from the engaged appraisal and feasibility study, review of the financial standing of the developers, and further bank due diligence. Please call 308-635-3400 if you should have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nate Merrigan'.

Nate Merrigan
Business Banker
Great Western Bank





42

010123318

010123261

010123288

AVE G

010112294

010112316

010160140

010112391

010112480

010112499

W OVERLAND DR

10240284

010240381

010141634

010141383

010152105

010130837

10240292

010240403

010141626

010141391

010161406

10240306

010240411

010141618

010141405

010110976

010109277

10240314

010240438

010141596

010141413

010110984

010109285

10240322

010240446

010141588

010141421

010110992

010118519

10240330

010240454

010141561

010141448

010110992

010118500

10240349

010240462

010141553

010141456

010111018

010118497

10240357

010240470

010141553

010141464

010111018

010118489

AVE H

AVE G

AVE G

AVE E

AVE F

W 11TH ST

010240365

010240373



010240100



M. C. Schaff and Associates, Inc.

Preliminary Construction Cost Estimate

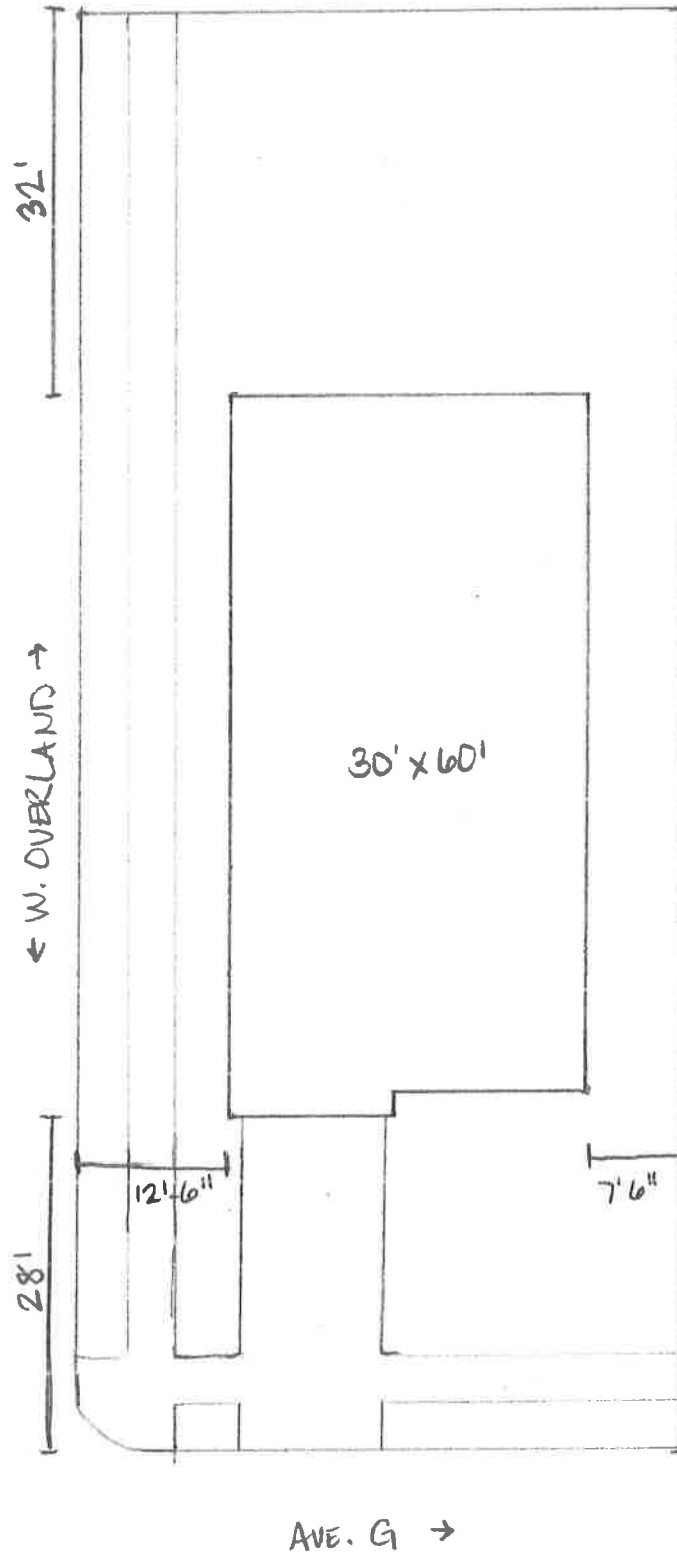
Project: Rosenbergers Addition
Avenue G & 11th St
 Location Scottsbluff, NE
 Date 3/14/2016

Estimator Don Dye
 MCSA No. _____

Item	Description	Quantity	Unit Price	Extension
1	30" Curb and Gutter	1,650.00 L. F.	\$20.00 L. F.	\$33,000.00
2	6" P. C. Concrete Pavement	3,000.00 S. Y.	\$50.00 S. Y.	\$150,000.00
3	4" x 5' Sidewalk	8,250.00 S. F.	\$5.00 S. F.	\$41,250.00
4	Handicap Ramp	4.00 Each	\$600.00 Each	\$2,400.00
5	Intersection Radii	2.00 Each	\$1,200.00 Each	\$2,400.00
6	18" Storm Drain Pipe	80.00 LF	\$60.00 LF	\$4,800.00
7	Std Inlets	4.00 Each	\$1,500.00 Each	\$6,000.00
8	Earthwork	1,500.00 C. Y.	\$5.00 C. Y.	\$7,500.00
Estimated Construction Cost				\$247,350.00
Contingencies 10%				\$24,735.00
Total Estimated Construction Cost				\$272,085.00
Engineering , Legal, and Miscellaneous Costs 25%				\$68,021.25
Total Estimated Project Cost				\$340,106.25

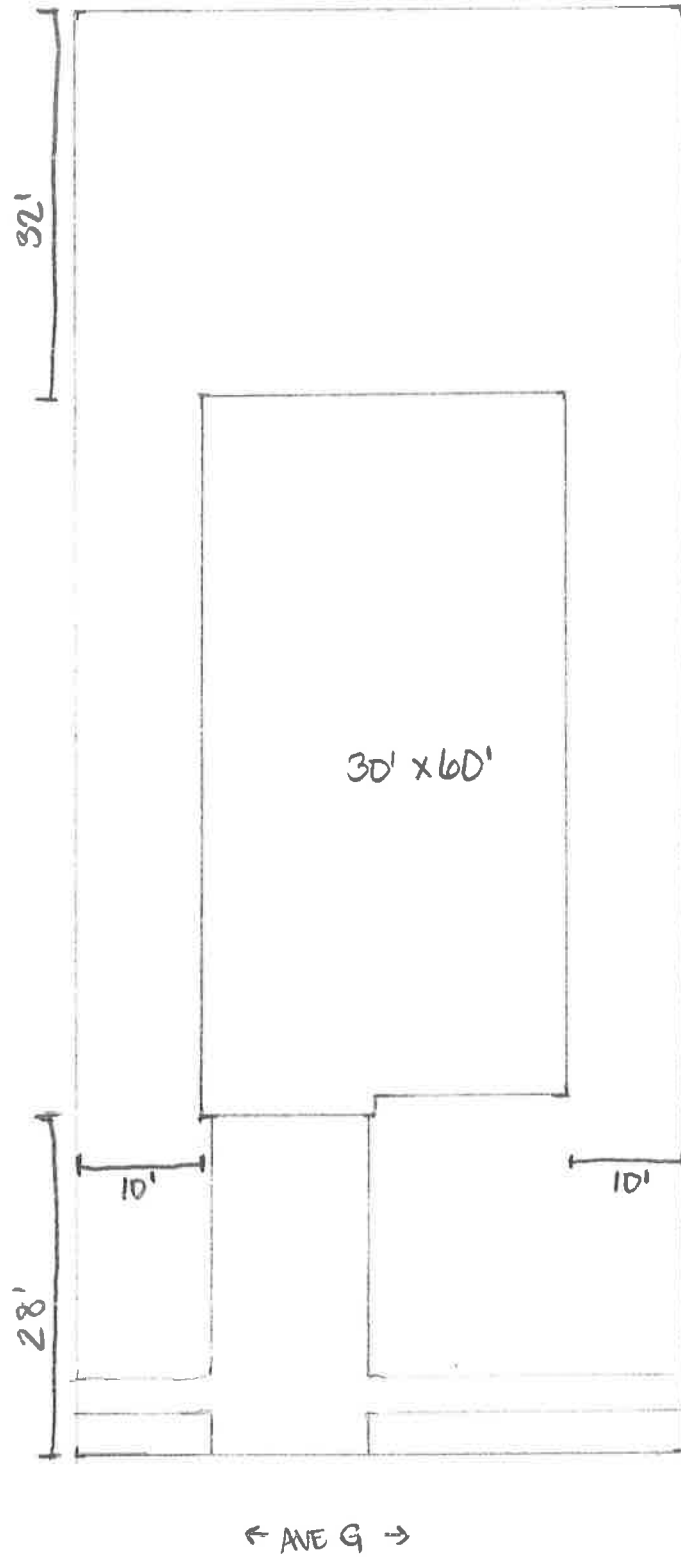
LOT 1. E. SIDE OF AVE. G
SIZE 50' X 120'

N ↑



LOT 2-10, E side of AVE G
SIZE 50' x 120'

N ↑





Favorite

Plan Number
11739HZ

NEED HELP ?
800-854-7852

[Modify Plan \(/modifications\)](#)

[QuikQuote \(/quikquote\)](#)

[Buy Now \(\)](#)

Plan Pricing [What's included?](#)

Plan Set Options

5 Set \$695

Foundation Options

Slab (no charge)

Options

Select your options

ADD TO MY CART

Order A QuikQuote (/quikquote)

Give us your building location and we'll get you a report giving you the cost to build and access to our customization tool.

Plan 11739HZ - Narrow Lot Cottage Home Plan

1,250
SQ. FT.

3
BEDS

2
BATHS

1
FLOORS

1
CAR GARAGE

About This Plan

[Buy a QuikQuote \(/orders/quikquote?plan=11739\)](#)

- This attractive 3 bedroom 2 bath cottage home plan creates a very warm and inviting place for you and your family to call home.

- Only 29' wide, the home is packed with features including large bedrooms, a private master suite with large walk-in closet

1. **diff/ This Plan** (modification)

Receive a free modification quote within two business days.

and dual sinks, lots of storage and a pantry.

- The open living room/dining/kitchen area is perfect for entertaining.
- Raised ceilings in the master bedroom and living room area add interest.
- **Related Plan:** Replace the garage with a carport with house plan 11736HZ (<http://www.architecturaldesigns.com/house-plan-11736hz.asp>).

[Sign In](#) [Sign Up](#)

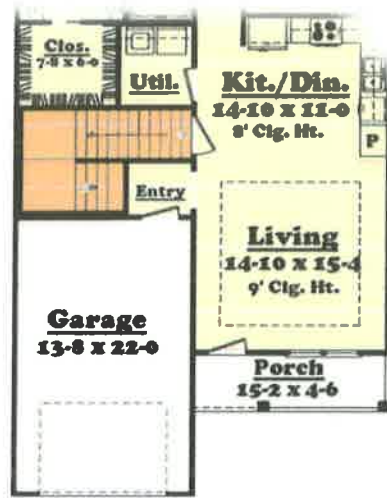
Modify This Plan (services/modification-request?plan_id=11735) MORE

Floor Plan
Main Level



Optional

**Optional Basement
Stair Location**
(increases total depth by approx. 4')



Save

Plan Details

Total Living Area:	Total Living Area:	1,250 sq. ft.	Front Porch:	68 sq. ft.
	First Floor:	1,250 sq. ft.	Rear Porch:	70 sq. ft.
			Storage:	26 sq. ft.

Beds/Baths	Bedrooms:	3	Full Bathrooms:	2
-------------------	------------------	---	------------------------	---

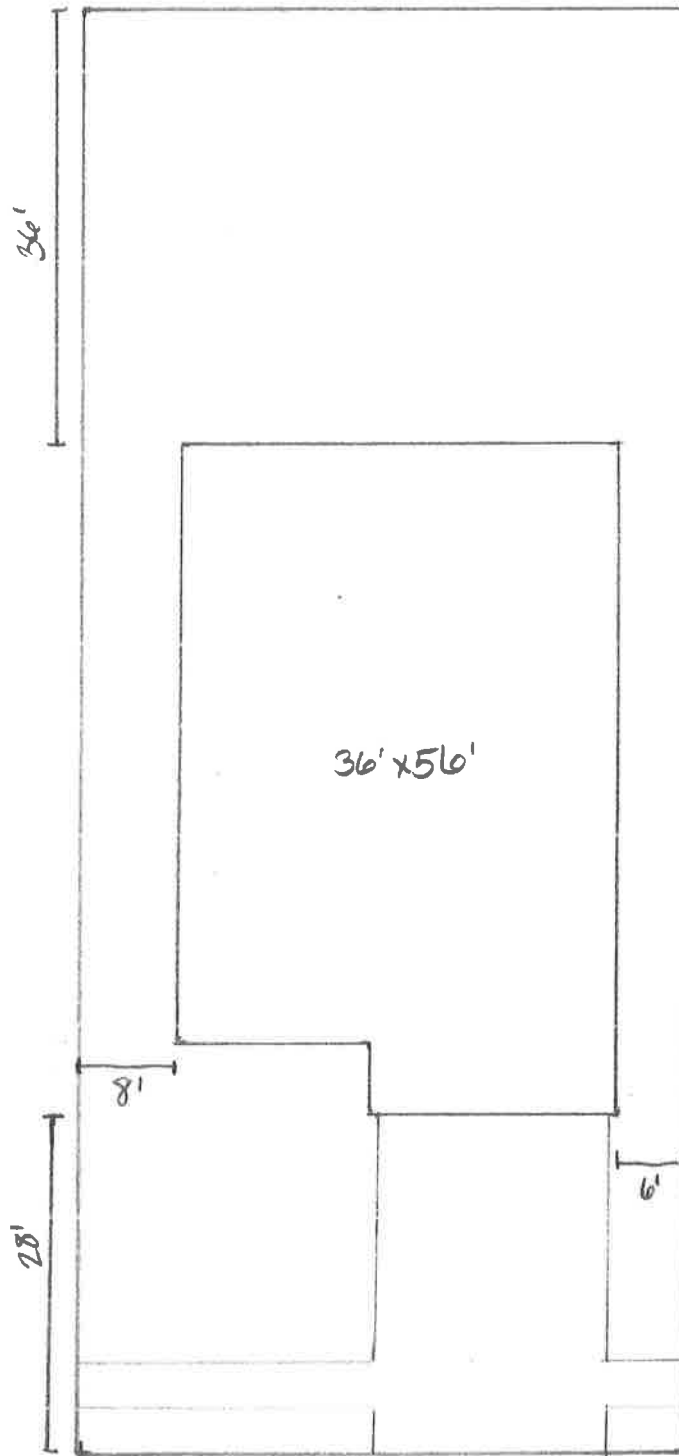
Dimensions:	Width:	29' 6"
	Depth:	59' 10"
	Max Ridge Height:	17' 0"

Garage	Type:	Attached
	Details:	1 Cars
		315 Sq. Ft.

Foundation Type	Standard Foundations:	Slab. Crawl	Optional Foundations:	Basement
------------------------	------------------------------	-------------	------------------------------	----------

LOTS 2-10 - E. SIDE OF AVE. G,
SIZE 50' x 120'

N ↑



← AVE. G →



Plan 12725MA
ArchitecturalDesigns.com

1 of 2 Photos

Thumbnails



Favorite

Plan Number
12725MA

NEED HELP ?
800-854-7852

[Modify Plan \(/modifications\)](#)

[QuikQuote \(/quikquote\)](#)

[Buy Now \(\)](#)

Plan Pricing [What's Included?](#)

Plan Set Options

5 Set \$450

Foundation Options

Slab (no charge)

Options

Select your options

ADD TO MY CART

Order A QuikQuote [\(/quikquote\)](#)

Give us your building location and we'll get you a report giving you the cost to build and access to our customization tool.

Plan 12725MA - Classy 3 Bed Cottage House Plan

1,216
 SQ. FT.

3
 BEDS

2
 BATHS

1
 FLOORS

2
 CAR GARAGE

About This Plan

[Buy a QuikQuote \(/orders/quikquote?plan=12725\)](#)

- This classy cottage house plan gives you 3 bedrooms and a very manageable home to enjoy your time in.

Modify This Plan (modifications)

Receive a free modification quote within two business days.

walls is a great thing!

- The master bed has his-and-her linear closets. Two additional bedrooms round out the design on the inside.
- A covered patio in back gives you a nice place to relax and enjoy the fresh air.
- The plan comes in a basement and non-basement version. And we show both floor plans so you can decide which suits you best.

Modify this Plan (/services/modification-request?plan_id=127257) Related Plan: See house plan 12726MA (http://www.architecturaldesigns.com/house-plan-12726MA.asp) for a different exterior.

Explore Plans
Services About Us

Cart (/orders/cart)

My Plans (/house-plans/my)

Sign In

Sign Up

(/)

Square
Footage

Min

Max

BEDS

BATHS

FLOORS

MORE

Search

Search Plan Number

Floor Plan

Main Level



Optional



Slab and crawlspace floor plan



Plan Details

Total Living Area:

Total Living Area: 1,216 sq. ft.
 First Floor: 1,216 sq. ft.

Front Porch: 93 sq. ft.
 Porch Rear: 93 sq. ft.

Save

Beds/Baths

Bedrooms: 3 Full Bathrooms: 2

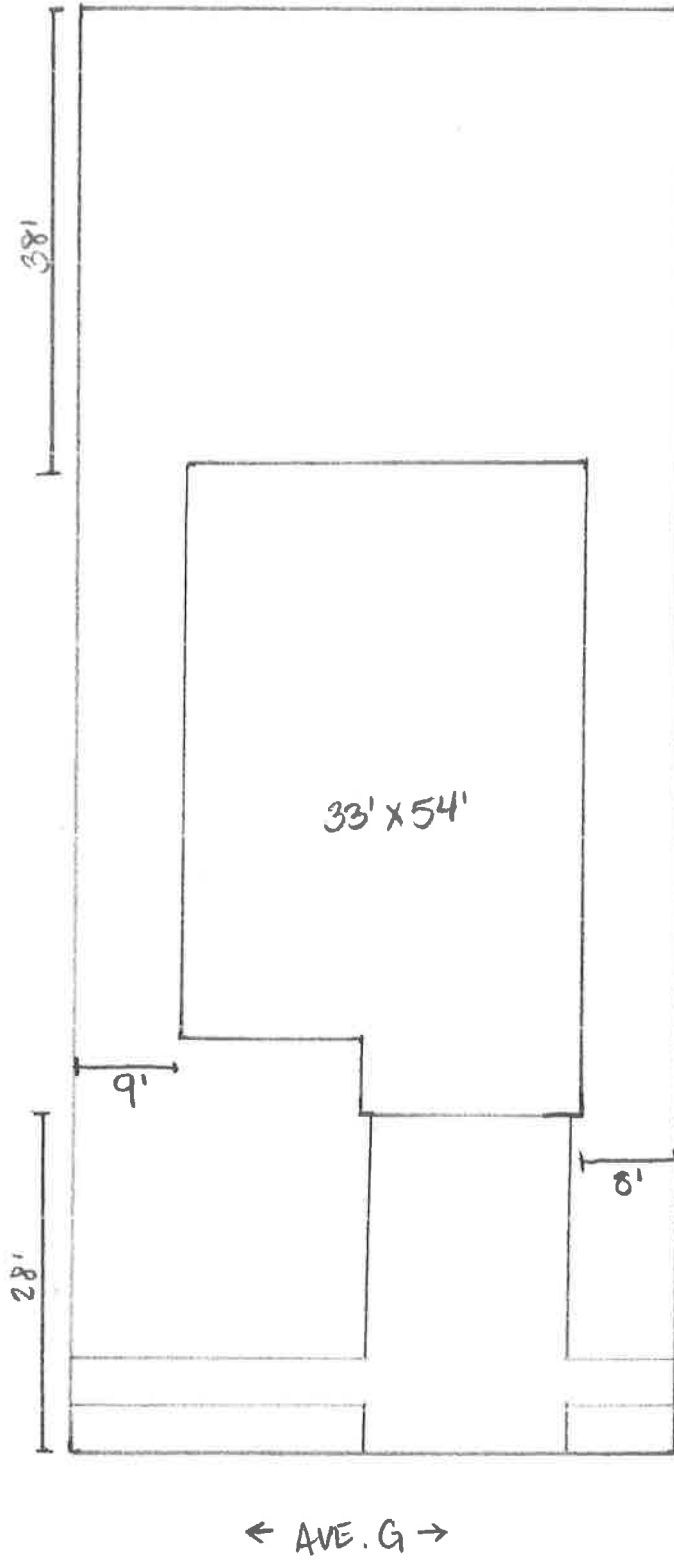
Dimensions:

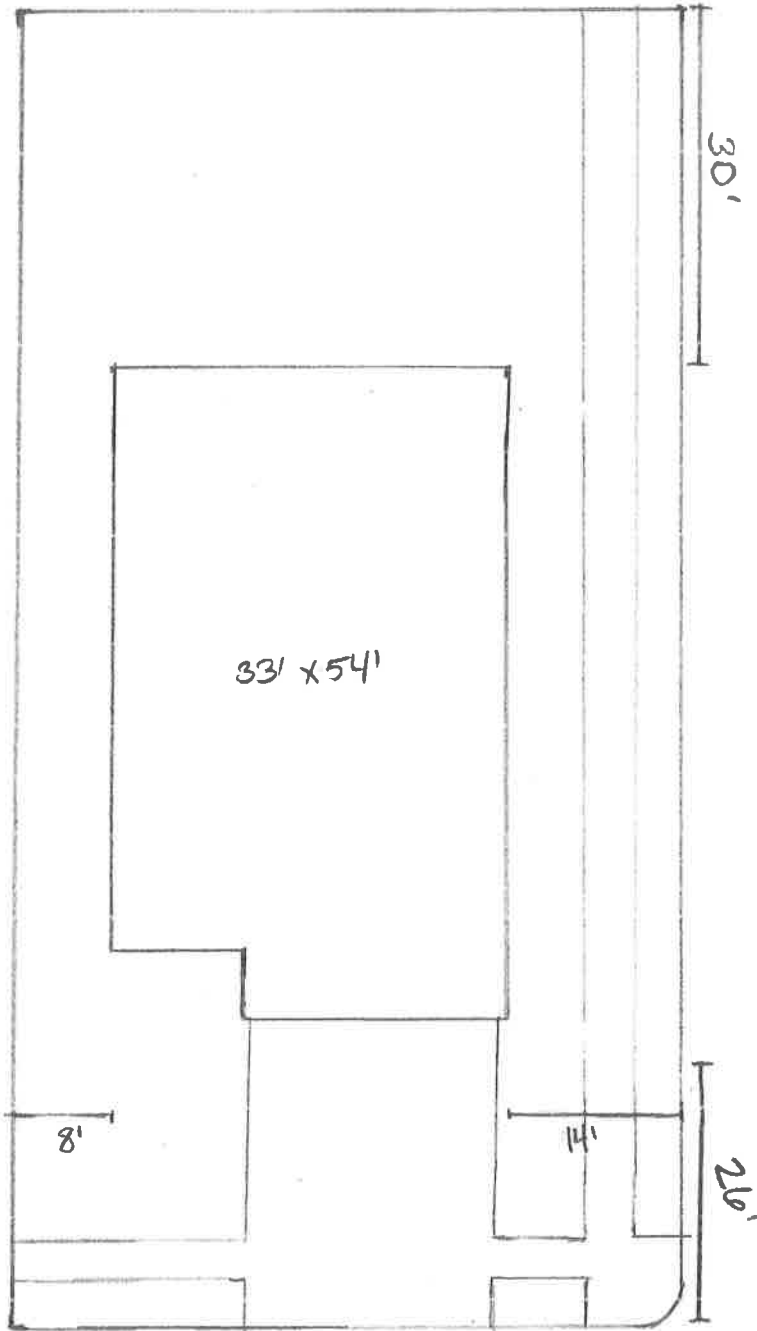
Width: 36' 0"
 Depth: 56' 0"
 Max Ridge Height: 28' 0"

Garage

Type: Attached
 Details: 2 Cars
 390 Sq. Ft.

LOTS 2-10 E. SIDE OF AVE. G.
SIZE 50x120





N ↑

LOT 23 W. SIDE OF AVE. G
SIZE 55 x 110

← W. OVERLAND →

30'

33' x 54'

26'

4'

8'

← AVE. G



Plan 60634ND

ArchitecturalDesigns.com

1 of 2 Photos

Thumbnails



Favorite Plan Number
60634ND

[Explore Plans](#)
[Services](#)

[About Us](#)

[Cart \(/orders/cart\)](#)

[My Plans \(/house-plans/my\)](#)
[NEED HELP?](#)

[Sign In](#)

[Sign Up](#)

800-854-7852

Min

Max

BEDS

BATHS

FLOORS

[Modify Plan \(/modifications\)](#)

[Search](#)

[QuikQuote \(/quikquote\)](#)

[Buy Now \(\)](#)

Plan Pricing [What's included?](#)

Plan Set Options

5 Set \$680

Foundation Options

Slab (no charge)

Options

Select your options

ADD TO MY CART

Order A QuikQuote [\(/quikquote\)](#)

Plan 60634ND - Starter Home Plan With Vaulted Ceilings

1,198
SQ. FT.

3
BEDS

2
BATHS

1
FLOORS

2
CAR GARAGE

Give us your building location and we'll get you a report giving you the cost to build and access to our customization tool.

About This Plan

[Buy a QuikQuote \(/orders/quikquote?plan=60634\)](#)

- A great starter home, this brick and shake siding home offers 3 bedrooms and 2 bathrooms.

are in back of the home and share the hall bath. A linen closet is conveniently placed in the hall.

Modify This Plan (/modifications)

Receive a free modification quote within two business days.

[Modify this Plan \(/services/modification-request?plan_id=60634\)](/services/modification-request?plan_id=60634)

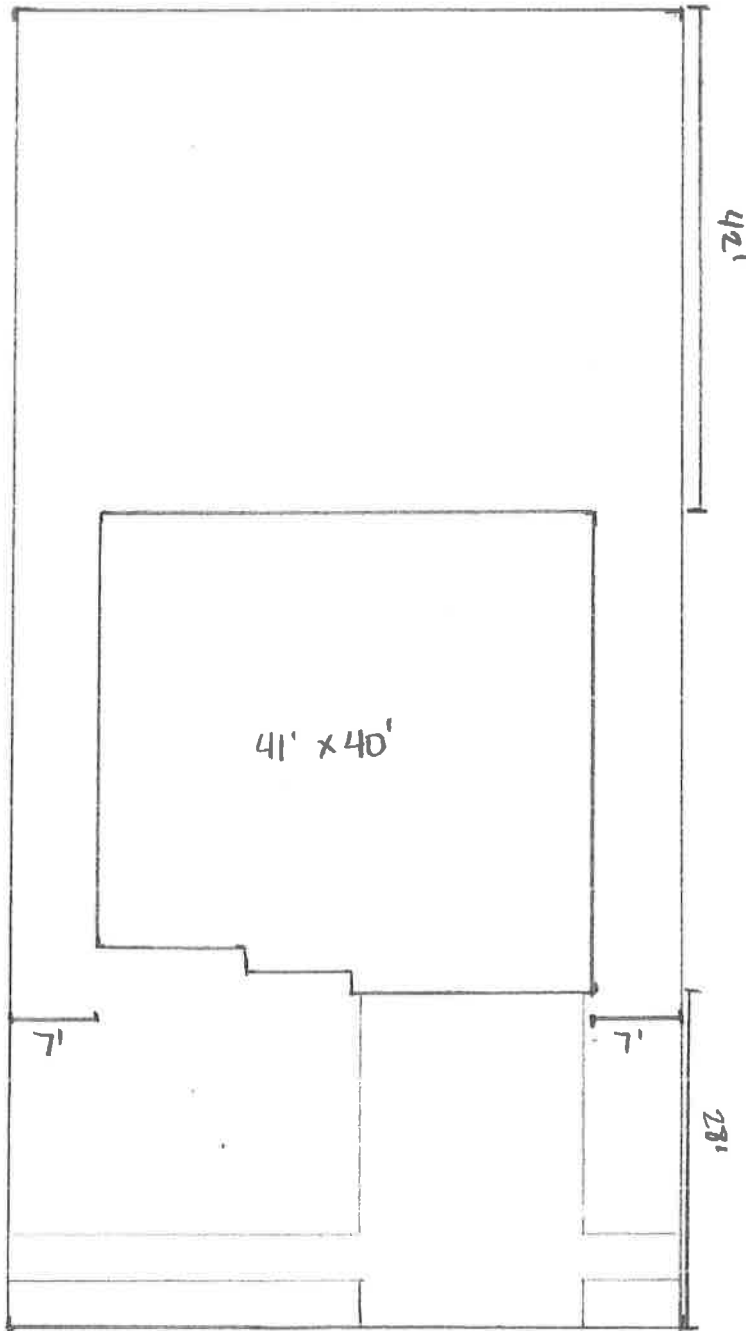
Floor Plan
Main Level



Plan Details

Total Living Area:	Total Living Area:	1,198 sq. ft.	Front Porch:	84 sq. ft.
	First Floor:	1,198 sq. ft.		

Beds/Baths	Bedrooms:	3	Full Bathrooms:	2
-------------------	------------------	---	------------------------	---



↑ N
LOTS 22-13 W. SIDE OF AVE. G
SITE 55' x 110'

← AVE G →



Plan 59604ND

ArchitecturalDesigns.com

1 of 1 Photos

Thumbnails



Favorite

Plan Number
59604ND

NEED HELP ?
800-854-7852

[Modify Plan \(/modifications\)](#)

[QuikQuote \(/quikquote\)](#)

[Buy Now \(\)](#)

Plan Pricing [What's Included?](#)

Plan Set Options

5 Set \$580

Foundation Options

Slab (no charge)

Options

Select your options

ADD TO MY CART

Order A QuikQuote [\(/quikquote\)](#)

Give us your building location and we'll get you a report giving you the cost to build and access to our customization tool.

Plan 59604ND - Every Square Inch

1,106
SQ. FT.

3
BEDS

2
BATHS

1
FLOORS

2
CAR GARAGE

About This Plan

[Buy a QuikQuote \(/orders/quikquote?plan=59604\)](#)

This home plan utilizes every square inch! An 8-inch round column on the quaint entry porch gives an elegant flair to the exterior while angled walls create a unique interior design.

A step-down kitchen blends with the breakfast room and has a nearby garage entry for convenience.

Modify This Plan (modification)

Receive a free modification quote within two business days.

- The private master suite with giant walk-in closet, enjoys French door access to the rear-yard.
- **Related Plans:** For an alternate layout, see house plan **59649ND** (<http://www.architecturaldesigns.com/house-plan-59649nd.asp>)
- Gain a fourth bedroom with house plan **59603ND** (<http://www.architecturaldesigns.com/house-plan-59603nd.asp>).

[Modify This Plan \(services/modification-request.php?id=59603ND\)](#)

[MORE](#)

[Search](#)

Floor Plan
Main Level



Plan Details

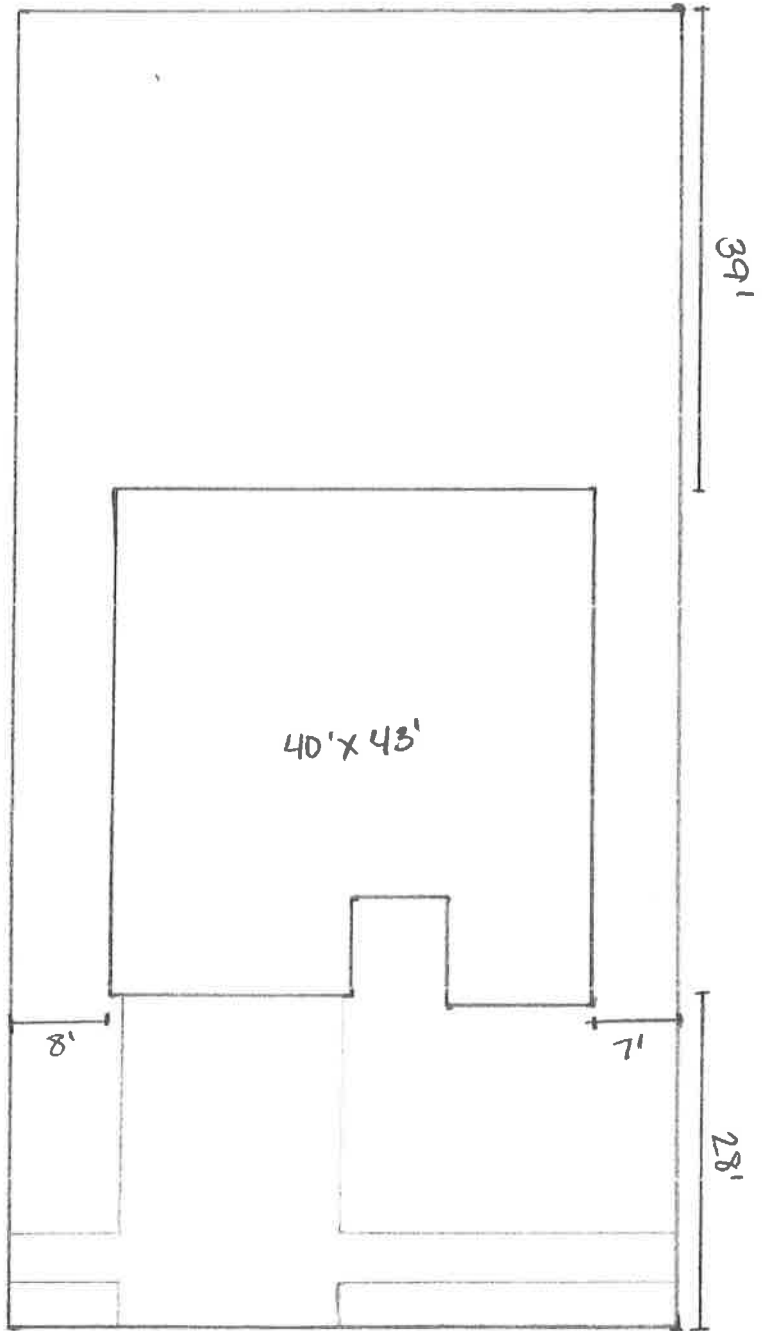
Total Living Area:	Total Living Area:	1,106 sq. ft.
	First Floor:	1,106 sq. ft.

Beds/Baths	Bedrooms:	3	Full Bathrooms:	2
-------------------	------------------	---	------------------------	---

Dimensions:	Width:	41' 4"
--------------------	---------------	--------

Max Ridge Height: 17' 0"
Regular Meeting - 6/6/2016

N ↑



LOTS 22-13 W. SIDE OF AVE. G.
SIZE 55' x 110'

← AVE. G →



Plan 59303ND
Architectural Design



Favorite

Plan Number
59303ND

NEED HELP ?
800-854-7852

[Modify Plan \(/modifications\)](#)

[QuikQuote \(/quikquote\)](#)

[Buy Now \(\)](#)

Plan Pricing [What's included?](#)

Plan Set Options

5 Set \$580

Foundation Options

Slab (no charge)

Options

Select your options

ADD TO MY CART

Order A QuikQuote [\(/quikquote\)](#)

Give us your building location and we'll get you a report giving you the cost to build and access to our customization tool.

Plan 59303ND - Quaint Covered Entry

1,250
SQ. FT.

3
BEDS

2
BATHS

1
FLOORS

2
CAR GARAGE

About This Plan

[Buy a QuikQuote \(/orders/quikquote?plan=59303\)](#)

- A starter home or empty nest home best describes this traditional style home plan. A quaint covered entry welcomes you into a foyer leading you past two bedrooms and a full bath to the master suite. Convenient to the living area. this

Modify This Plan (/modifications)

Receive a detailed plan and PDF within 10 business days.

- The great room has a vaulted ceiling, plenty of wall space and a sliding glass door to the back yard.
- A quaint dining area has two large windows and opens to the kitchen.
- The garage accesses the home through the laundry room.

For more plans like these related to **Clayton**, see **59059ND** (<http://www.architecturaldesigns.com/house-plan-59059nd.asp>), **59137ND** (<http://www.architecturaldesigns.com/house-plan-59137nd.asp>), **59138ND** (<http://www.architecturaldesigns.com/house-plan-59138nd.asp>), **59780ND** (<http://www.architecturaldesigns.com/house-plan-59780nd.asp>), and **59782ND** (<http://www.architecturaldesigns.com/house-plan-59782nd.asp>)



Modify this Plan (/services/modification-requests?plan_id=59303)

Square Footage

Min

Max

BEDS

BATHS

FLOORS

MORE

Search

Search Plan Number

Floor Plan

Main Level



Plan Details

Total Living Area:

Total Living Area:

1,250 sq. ft.

Entry:

40 sq. ft.

First Floor:

1,250 sq. ft.

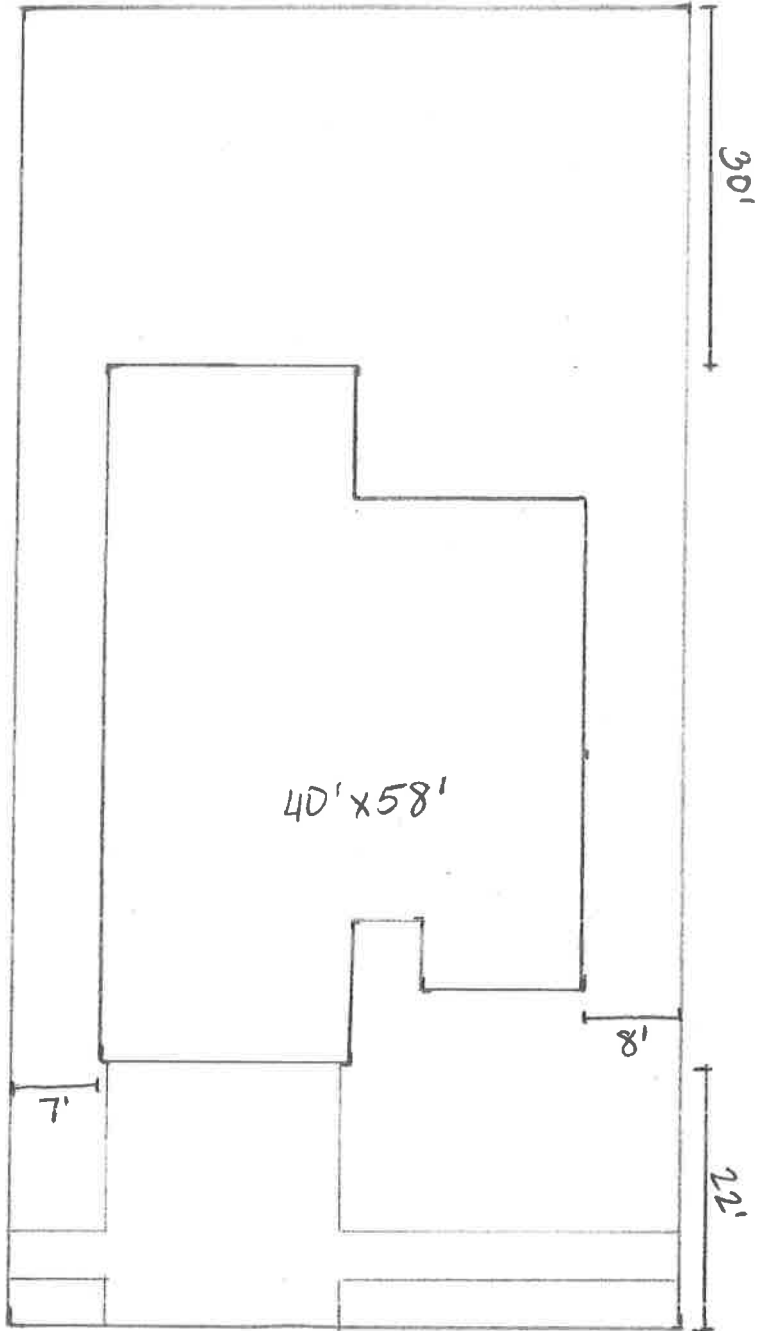
Beds/Baths

Bedrooms:

3

Full Bathrooms:

2



N ↑

LOTS 22-13 W. SIDE OF AVE. G
SIZE 55' X 110'

← AVE. G →



Plan 69013AM
ArchitecturalDesigns.com



Favorite Plan Number
69013AM

NEED HELP ?
800-854-7852

- [Modify Plan \(/modifications\)](#)
- [QuikQuote \(/quikquote\)](#)
- [Buy Now \(\)](#)

Plan Pricing What's Included?

Plan Set Options

Reproducible Set \$800

Foundation Options

Crawl (no charge)

Options

Select your options

ADD TO MY CART

Order A QuikQuote (/quikquote)

Give us your building location and we'll get you a report giving you the cost to build and access to our customization tool.

Plan 69013AM - Open Cottage Home Plan

1,275 SQ. FT. **3** BEDS **2** BATHS **1** FLOORS **2** CAR GARAGE

About This Plan

[Buy a QuikQuote \(/orders/quikquote?plan=69013\)](#)

- Arches accented with keystones, a mix of siding materials, a trio of roof peaks, and a covered porch stamp this home with time-honored appeal.

Modify This Plan (modifications)

Receive a free modification quote within two business days.

Modify this Plan (/services/modification-request/plan-18-258)

well for day-to-day family life and also for entertaining. The kitchen features an island and built-in pantry. Those who love to barbecue will appreciate the nearby patio, accessible through the sliding patio doors in the dining area. The living room is defined by a series of columns and the vaulted ceiling. It features a fireplace.

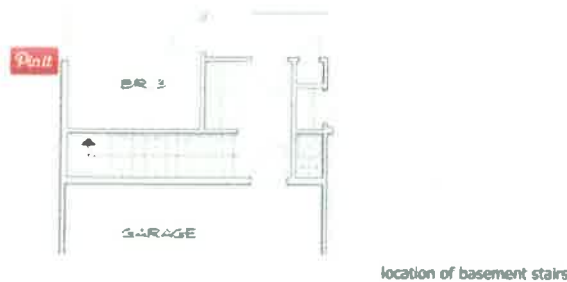
- In the left wing of the home, the master suite, two additional bedrooms, a bath, and the laundry room are aligned along a central hall.
- **Related Plans:** For alternate elevations, see house plans **69250AM** (<http://www.architecturaldesigns.com/house-plan-69250am.asp>) (front-entry garage) and **69251AM** (<http://www.architecturaldesigns.com/house-plan-69251am.asp>) (side-entry garage).

Floor Plan

Main Level



Optional



Plan Details

**Planning Commission Minutes
Regular Scheduled Meeting
May 9, 2016
Scottsbluff, Nebraska**

The Planning Commission of the City of Scottsbluff, Nebraska met in a regular scheduled meeting on Monday, May 9, 2016, 6:00 p.m. in the City Hall Council Chambers, 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the City, on May 6, 2016. The notice stated the date, hour and place of the meeting, that the meeting would be open to the public, that anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided, the City Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

ITEM 1: Chairman, Becky Estrada called the meeting to order. Roll call consisted of the following members: Anita Chadwick, Angie Aguillo, Henry Huber, Jim Zitterkopf, Callan Wayman, and Becky Estrada. Absent: Weber, Westphal, and Gompert. City officials present: Annie Folck, City Planner, Annie Urdiales, Planning Administrator, and Gary Batt, Code Administrator II.

ITEM 2: Chairman Estrada informed all those present of the Nebraska Open Meetings Act and that a copy of such is posted on bookcase in the back area of the City Council Chamber, for those interested parties.

ITEM 3: Acknowledgment of any changes in the agenda: None

ITEM 4: Business not on agenda: None

ITEM 5: Citizens with items not scheduled on regular agenda: None

ITEM 6: The minutes of April 11, 2016 were reviewed and approved. A motion was made to accept the minutes by Wayman, and seconded by Chadwick. **"YEAS"**: Chadwick, Zitterkopf, Wayman, and Estrada. **"NAYS"**: None. **ABSTAIN**: Aguillo and Huber. **ABSENT**: Westphal, Weber, and Gompert. Motion carried.

ITEM 7A: The Planning Commission opened a public hearing for a request for an Ag Estate Dwelling Site. Applicant(s), and property owner(s) are Rod Adams Farms, Inc. & Cory A. Adams, they are represented by Paul Reed Construction. The Agricultural Estate Dwelling final plat of property described as a tract of land in the Northeast Quarter of Section 30, Township 22 North, Range 54 West of the 6th P.M Scotts Bluff County, Nebraska is situated south of Highland Road and west of County Road 24. Properties to the west, south, and north are all zoned agricultural this proposed parcel is located in our Extra Territorial jurisdiction.

The property owner is proposing to separate approximately 2.70 acres more or less of the property to allow for a home and out buildings from the farmland. The area now is approximately 73 ± acres, an AEDS is allowed out of less than 80 acres of reserved land, in the event that it meets the intent of the agricultural reserve which is the case here. Access into the site will be from Highland Road, the property owner has checked with Scotts Bluff County Roads department on the access on to the site. Development Services staff has reviewed the application and the lot meets all the necessary requirements of an Agricultural Estate Dwelling Site (AEDS) in an Agricultural Zoning District.

Conclusion: A motion was made by Zitterkopf and seconded by Chadwick to make positive recommendation to City Council for approval of the Ag Estate Dwelling Site (AEDS) for property

57 described as a tract of land in the NE Quarter of Section 30, Township 22 North, Range 54 West of the
58 6th P.M Scotts Bluff County, Nebraska (2.70 acres). "YEAS": Aguillo, Huber, Zitterkopf, Wayman,
59 Chadwick, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal, Weber, and Gompert.
60 Motion carried.

61
62 **ITEM: 7B:** The Planning Commission opened a public hearing for the Five 22 Developing L.L.C.
63 Redevelopment Plan, applicant(s) and owner(s), John Adams, Stephen and Lynette Adam. Annie Folck,
64 City Planner gave a brief overview of the project, this site is located within a Blighted and Substandard
65 area and is eligible for tax increment financing. The parcels are located south of West Overland on both
66 sides of Avenue G, (lots 1- 10 & lots 12& 13, Rosenberg Addition) The Adams plan on developing all the
67 lots with single family residential homes. This subdivision was platted in 1952 and has remained
68 undeveloped. This is good example of infill development as the developer can use existing infrastructure,
69 these lots have access to water along Avenue G and sewer in the alleys. The public improvements to the
70 property will include paving Avenue G from West Overland south to 11th Street along with curb & gutter,
71 sidewalk, handicap ramps, storm drain pipe, street inlets and earthwork, there will also be a turnabout at
72 the end along 11th Street to allow for emergency vehicles to turn around. A. Folck noted that the plan fits
73 and is in compliance with the comprehensive development plan and recommends approval of the
74 Resolution for the Redevelopment Plan for review by the CRA (Community Redevelopment Authority) and City
75 Council.

76
77 John Adams answered a couple of questions regarding the redevelopment. The single family homes will
78 not have basements and will be built to with flood vents, approximately half of this area is located in the
79 AO Floodplain zone. Some fill dirt will be required for development of the land. The hope is to have
80 affordable medium income housing costing approximately \$140,000 to \$150,000. They would like to
81 have six homes completed this year if the plan and TIF is approved. The plan is in conformance with the
82 City's Comp Plan and a positive recommendation of the resolution is requested for the revitalization plan
83 to be forwarded and reviewed by the Community Redevelopment Authority and City Council.

84
85 **Conclusion:** A motion was made by Zitterkopf and seconded by Aguillo to make positive
86 recommendation of the resolution to approve the Redevelopment Plan for the Five 22 Developing LLC
87 Redevelopment for Lot 1-10 and Lots 12, & 13, Rosenberg Addition to the Community Redevelopment
88 Authority, and City Council. "YEAS": Aguillo, Huber, Zitterkopf, Wayman, Chadwick, and Estrada.
89 "NAYS": None. ABSTAIN: None. **ABSENT:** Westphal, Weber, and Gompert. Motion carried.

90
91
92 **ITEM 7C:** The Planning Commission opened a public hearing regarding proposed ordinance changes to
93 Chapter 25, Article 2, which would allow Permanent Color Technology as a permitted use by right in the
94 O & P zoning district and in residential zoning districts with a special use permit from the Planning
95 Commission. At last month's Planning Commission meeting there was some discussion regarding
96 differences in tattoo parlors and permanent color technology establishments. Definitions were added to
97 the code for both uses. The Planning Commission was asked to think about possibility of allowing
98 permanent color technology establishments in other zoning districts besides the commercial and
99 manufacturing districts. Below are the definitions for tattoos and permanent color technology

100
101 25-2-90.1. Permanent Color Technology - Permanent color technology means the process by which the
102 skin is marked or colored by insertion of non-toxic dyes or pigments into or under the subcutaneous
103 portion of the skin upon the body of a live human being so as to form indelible marks for cosmetic
104 purposes.

105
106 25-2-125.1. Tattooing - Tattooing means the process by which the skin is marked or colored by insertion
107 of non-toxic dyes or pigments into or under the subcutaneous portion of the skin upon the body of a live
108 human being so as to form indelible marks for decorative or figurative purposes.

109
110 The definitions are similar and do not specify the layers of skin that is colored and how long the procedure
111 will last. Permanent Color Technology are licensed by the State the same as Tattoo Parlors but the

112 license itself is different. Most permanent color is usually done within Beauty Salons and Spas and not
113 on their own. Some beauty salons offer this type of permanent color for clients.
114

115 Research into other Cities in Nebraska did not provide anything that addressed differences in permanent
116 color technology and tattoo parlor establishments. Permanent Color is used for but not limited to the
117 application of eyeliner, eyeshadow, lip, eyebrow or cheek color, it is also used for the purpose of scar
118 concealment; and/or re-pigmentation of areas involving reconstructive surgery.
119

120 Jon and Danielle Darnell, property owners, of Wake Up N' Makeup, spoke regarding permanent color
121 technology and had asked that the Planning Commission look at separating this use separately from
122 tattoo establishments and to consider them as a personal service facility as they are more like a beauty
123 salon where they do cosmetics and makeup and not a tattoo parlor. The tattoos and permanent art
124 require different training and different licensing. Unlike traditional tattoos performed on the body,
125 permanent cosmetics professionals do not use traditional tattoo ink (dye). Permanent cosmetics pigment
126 is more delicate and designed to work with the skin's undertones and to mimic hair for eyebrows. The ink
127 is different and more organic it does need to be reapplied after a few years as it does fade. A topical
128 anesthesia is also applied which is not done when a person is tattooed.
129

130 Darnell, also, handed out a review/case for this same situation in Wisconsin, he researched on line and
131 was unable to find anything at all in the State of Nebraska, and it has also never been challenged. He
132 would like to see a distinction between the two procedures. Permanent makeup or permanent cosmetic
133 businesses are a fast growing segment of the cosmetic industry and will be around for a while. Most
134 popular procedures are eyebrows, eyeliner & lip color. Some points brought up in the Wisconsin case
135 were that permanent cosmetic facilities mostly function as traditional spas or salons; they are also usually
136 small in size and have a nice clean appearance. They (WI) concluded that differentiating permanent
137 color technology use from tattoo establishments was reasonable and would not harm the public interest.
138 The Darnell's would like consideration from the City of Scottsbluff to consider making the same
139 differentiation in these facilities and allow them as a permitted use by right in zoning districts other than
140 the commercial and manufacturing zoning districts and special use permits in residential zones.
141

142 They would like to continue their business if at possible, the State inspector has already inspected their
143 business; when they bought the business in 2015, from Lee's Skincare & Permanent cosmetics, they
144 assumed and did not check to make sure the zoning was in compliance, since it has been used as a
145 commercial use for years as either cosmetology or dental offices. Proposed hours could possibly be 9:00
146 a.m. to 3:00 p.m., with maybe three customers per day. Number of employees could also be limited, no
147 negative impact on the property as this has been a commercial use for several years.
148

149 Annie Folck stated that any decisions made by the Planning Commission should not be based on the
150 needs of any one business, but on what makes sense for all such businesses. Commissioner Chadwick
151 stated that there can be an issue with salon-type businesses in residential zones if they are doing
152 business outside of typical business hours; while it may not be an issue for them to have appointments
153 during the day, appointments in the late evening are more problematic to neighbors in a residential zone.
154 The Planning Commission discussed the differences in hours between Permanent Color Technology and
155 Tattoo Parlors and stated that in their opinion, Tattoo Parlors are more likely to be open later in the
156 evening. This is the basis for allowing Permanent Color Technology facilities in areas where tattoo
157 parlors are not allowed.
158

159 At a past meeting there was some support from the public in separating the permanent color technology
160 from tattoos and body piercing facilities. Allowing for flexibility in where these facilities may be located,
161 possibly in an O & P (office & professional) or PBC (Planned Business Center) zoning districts and in residential
162 districts with a special use permit from the Planning Commission. The Planning Commission discussed
163 different conditions that could be placed on the facilities, by limiting hours of use, etc. Staff will look at the
164 City's zoning code comprehensively in the future. One of the changes that staff would like to make is to
165 move away from special use permits and using more conditional use permits. This will allow for some
166 flexibility in the zoning code while making sure that the City is consistent in its requirements.
167

168 **Conclusion:** A motion was made by Wayman and seconded by Zitterkopf to approve an ordinance
169 amendment to allow for permanent color technology in O&P, PBC zoning districts and in residential zones
170 with a special use permit from the Planning Commission. "YEAS": Zitterkopf, Huber, Chadwick,
171 Wayman, Aguillo, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT: Westphal, Weber, and
172 Gompert. Motion carried.

173
174 **ITEM 7D:** The Planning Commission opened a public hearing for Ordinance amendments to Chapter 25,
175 Article 3 Section 25 dealing with zoning & miscellaneous regulation by including regulations for shipping
176 containers used for storage by adding 25-3-15(16) restricting the use of shipping containers as storage.
177 The Planning Commission has reviewed this ordinance a couple of times at last month's meeting a few
178 changes were requested from the board. These changes have been added, in residential zones a permit
179 will be needed and they will be for temporary use only for thirty days, one extension can be applied for
180 another thirty days, after this they must be removed. In the commercial zones the containers may be
181 used only for storage or shipping by the occupant of the lot in all the commercial districts only as an
182 accessory building. All containers must be permitted, located in areas not utilized by customers,
183 maintained in good repair with no rust, or holes, they must also be secured adequately to prevent entry by
184 unauthorized people. They must be placed on a level surface with a base of rock or concrete/pavement to
185 prevent settling of the containers.

186
187 In Commercial, manufacturing & Agricultural Districts, a building permit is required if the container is to
188 remain on the lot for a period greater than six months and used for onsite storage of material incidental to
189 the permitted or accessory use of the lot. If located in a front or side yard it must be painted so no signage
190 or language is visible, they cannot be connected to any City utility, kept in good repair with no holes or
191 rust, and must be placed on a level surface with a base of rock or concrete to prevent any settling of the
192 container while it is on the lot.

193
194 The City is getting more requests for these types of containers and has issued a few building permits,
195 some of the things we are concerned about is placement on property as they could be placed in the
196 floodway, and would also need a floodplain permit. The existing containers will be considered pre-
197 existing, non-conforming.

198
199 **Conclusion:** A motion was made by Huber and seconded by Aguillo to make positive recommendation
200 to City Council of the amendments/changes made to the Shipping container ordinances. "YEAS":
201 Zitterkopf, Wayman, Chadwick, Huber, Aguillo, and Estrada. "NAYS": None. ABSTAIN: None. ABSENT:
202 Weber, Westphal, and Gompert. Motion carried.

203
204 **ITEM 7E:** Annie Folck addressed the Planning Commission regarding starting the process for revamping
205 our zoning code, one we want to start with is for Sexually Oriented Businesses facilities (SOB's). Several
206 communities in Eastern Nebraska are currently working on drafting ordinances for this type of use. We
207 would like to get a head start on the process here. Currently the City only addresses adult book stores, if
208 someone comes in to the City office and asks us about opening a business for any type of a SOB we
209 would have to search our zoning districts and try to determine and make a call on where it would fit and
210 be defined in our current zoning districts. This type of use is considered free speech and we want to
211 make sure we are fair to all types of businesses regardless of personal opinions. Things we need to look
212 at are where they can be placed, what kind of impact will they have on surrounding properties, secondary
213 effects on the surrounding properties. The City wants to have criteria that makes sense zoning wise and
214 is fair for everyone in our community. Folck stated that staff is currently trying to determine whether the
215 City should zone these types of businesses based on the same criteria that we use for most other land
216 uses (hours, auto, mass, emissions), or if staff should look into potential secondary effects that these
217 types of businesses could have on surrounding properties. Commissioner Aguillo stated that there used
218 to be a strip club called The Library located on Broadway in years past, and there were many detrimental
219 effects to surrounding properties at that time, including increased crime, with fights commonly breaking
220 out just outside of the business, large amounts of litter of a certain nature that became a public health
221 concern being found in the alleyway behind the business, underage kids trying to get in to the business,
222 lower property values, etc. The Planning Commission discussed the fact that there is probably a need for
223 some additional zoning requirements for these types of businesses, such as a minimum distance from

224 schools, churches, public buildings, residences, and concentrating similar businesses in specific districts
225 in order to help prevent some of these issues. They determined that it will be necessary for Staff to look
226 at different studies and determine what secondary effects have been experienced by other communities
227 in order to make a proper determination of how to zone for these types of businesses. Staff will do this
228 research and bring this information back to the Commission for more discussion and comments.

229
230 **ITEM 8: Unfinished Business:** None.

231
232 There being no further business, a motion to adjourn was made by Chadwick and seconded by Aguallo.
233 The meeting was adjourned at 7:20 p.m. **“YEAS”:** Zitterkopf, Wayman, Huber, Chadwick, Aguallo, and
234 Estrada. **“NAYS”:** None. **ABSTAIN:** None. **ABSENT:** Westphal, Weber, & Gompert. Motion carried.

235
236 _____
237 Becky Estrada, Chairperson

238
239 Attest: _____
240 Annie Urdiales

RESOLUTION PC 16-05-1

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan by Five 22 Developing, LLC (the "Redevelopment Plan") has been submitted to the Planning Commission.

b. The Planning Commission has reviewed the Redevelopment Plan as to its conformity with the 2016 Scottsbluff Comprehensive Plan (the "Comprehensive Plan").

Resolved:

1. The Planning Commission finds that Redevelopment Plan conforms to the Comprehensive Plan and recommends approval of the Redevelopment Plan to the Scottsbluff Community Redevelopment Authority and City Council.

2. All prior resolutions of the Commission in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

3. This Resolution shall become effective immediately upon its adoption.

PASSED and APPROVED on May 9, 2016.

PLANNING COMMISSION OF THE CITY
OF SCOTTSBLUFF, NEBRASKA

ATTEST:

By: Becky Strala
Chair

By: Annie Urdials
Recording Secretary

RESOLUTION NO. ~~16~~ CRA-16-6-1

BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AUTHORITY OF THE CITY OF SCOTTSBLUFF, NEBRASKA:

Recitals:

a. Pursuant to the Community Development Law, NEB. REV. STAT. § 18-2101 *et seq.*, a redevelopment plan titled *Five 22 Developing, LLC Housing Redevelopment Plan* (the "Redevelopment Plan") has been submitted to the Scottsbluff Community Redevelopment Authority ("CRA"). The Redevelopment Plan proposes to redevelop an area of the City which the City Council has declared to be blighted and substandard and in need of redevelopment. The Redevelopment Plan includes the use of tax increment financing.

b. The Redevelopment Plan has been reviewed by the Planning Commission, which found that the Redevelopment Plan conforms to the 2016 Scottsbluff Comprehensive Plan (the "Comprehensive Plan"). The Planning Commission recommended approval of the Redevelopment Plan to the CRA and City Council.

c. The CRA has reviewed and conducted a cost-benefit analysis of the Redevelopment Plan and makes the findings and recommendations as set forth in this Resolution.

Resolved:

1. The proposed land uses and building requirements in the Redevelopment Plan are designed with the general purposes of accomplishing, in conformance with the Comprehensive Plan, a coordinated, adjusted, and harmonious development of the City and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity, and the general welfare, as well as efficiency and economy in the process of development, including, among other things, adequate provision for traffic, the provision of adequate transportation, water, sewerage, and other public utilities, and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, and the prevention of the recurrence of conditions of blight.

2. The CRA has conducted a cost benefit analysis for the project in accordance with the Community Redevelopment Law, and finds that the project as proposed in the Redevelopment Plan would not be economically feasible or occur in the project area without tax increment financing and the costs and benefits of the project, including costs and benefits to other affected political subdivisions, the economy of the community, and the demand for public and private services, are in the long term best interests of the community.

3. The CRA states: (a) the Redeveloper will acquire the project area by private sale at the estimated cost of \$105,000.00; (b) the estimated cost of preparing the project area for redevelopment is \$25,200.00; (c) the Redevelopment Plan does not propose that either the CRA or City will acquire the project area and neither the CRA nor City will receive proceeds or revenue from disposal of the project area to the Redeveloper; (d) the proposed methods of financing of the project are (i) tax increment financing for other eligible costs in the estimated amount of \$500,410.00 and (ii) private investment and borrowing for the remainder of the project costs; and (e) no families or businesses will be displaced as a result of the project.

4. The CRA recommends approval of the Redevelopment Plan, which shall be subject to the CRA entering into an agreed upon redevelopment contract with the redeveloper, to the City Council.

5. This Resolution along with the recommendation of the Planning Commission shall be forwarded to the City Council for its consideration when reviewing the Redevelopment Plan.

6. All prior resolutions of the CRA in conflict with the terms and provisions of this Resolution are repealed to the extent of such conflicts.

7. This Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED on June 2, 2016.

**COMMUNITY REDEVELOPMENT
AUTHORITY OF THE CITY OF
SCOTTSBLUFF**



Chair

ATTEST:



Recording Secretary